

GENERAL NOTES:

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT, OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED, OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
8. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
9. WHERE NEW PAVEMENT IS TO JOIN EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
10. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED AS SHOWN PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
11. ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
12. ON ALL AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUB-GRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
13. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
14. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
15. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
16. THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
17. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
18. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
19. IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAY WITH A.C. PAVING.

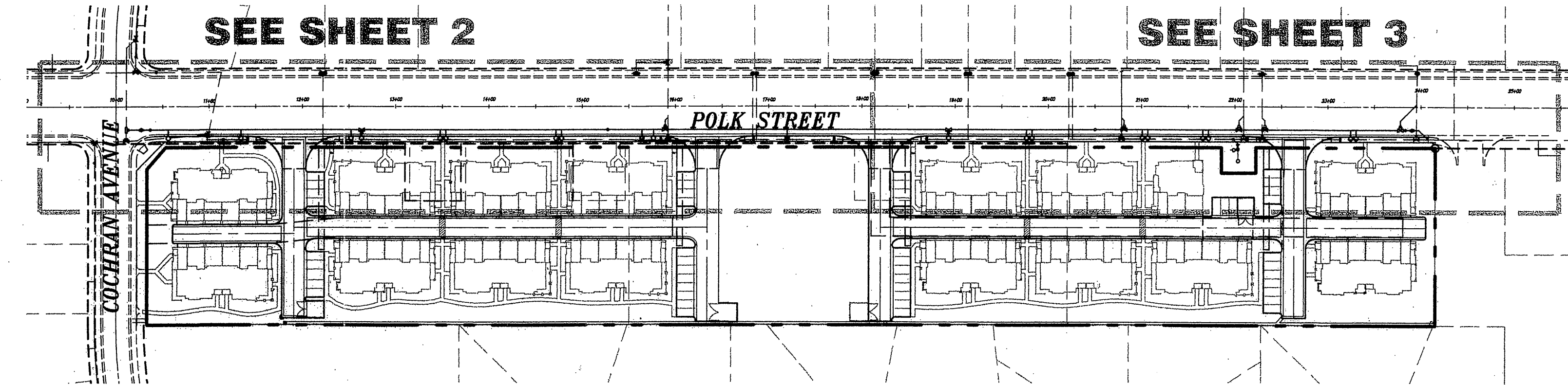
CONTRACTOR'S RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

ATTENTION CONTRACTORS:

GRADES ARE GIVEN FROM TOP OF STAKES AND NAILS UNLESS OTHERWISE NOTED HEREIN. IN THE CASE OF A PIPE OR FLUME, GRADES GIVEN REFER TO THE HEIGHT OF THE BOTTOM OF THE INVERT OR INSIDE BOTTOM. CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULE IN USING THE GRADE STAKES GIVEN BY THIS OFFICE FOR PUTTING IN CURBS, WALKS, SEWER, FLUMES, AND ALL OTHER WORK. THREE CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON SO THAT ANY VARIATION OUT OF A STRAIGHT GRADE MAY BE DETECTED. IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED. OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK. IN ANY CASE, ALL STAKES, NAILS, ETC., VOID IN THREE (3) DAYS.

CITY OF RIVERSIDE STREET IMPROVEMENT PLAN TRACT NO. 32533



THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF STREET LIGHTS AND UNDERGROUND ELECTRIC UTILITY FACILITIES. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

CONTACT: VANID BAZEL, P.E.
PH. NO. (951) 826-5830
3900 MAIN ST. 4TH FLOOR
RIVERSIDE CA, 92522.

TELEPHONE NUMBERS

EMERGENCY

RIVERSIDE POLICE DEPARTMENT (951) 787-7911
RIVERSIDE FIRE DEPARTMENT (951) 826-5321
GOODHEW AMBULANCE (951) 684-5520
RIVERSIDE COMMUNITY HOSPITAL (951) 788-3000
RIVERSIDE GENERAL HOSPITAL (951) 351-0925

UTILITIES

UNDERGROUND SERVICE ALERT (800) 227-2600
CITY OF RIV. ELEC. OPERATIONS CONTROL CTR. ... (951) 687-0791
SOUTHERN CALIFORNIA GAS (DISTRIBUTION) (800) 227-2600
CITY OF RIV. PUBLIC UTIL. CUSTOMER SERVICES... (800) 782-0330
PACIFIC BELL (800) 227-2600
AMERICAN TELEPHONE & TELEGRAPH (951) 381-7380
CHARTER COMMUNICATION CABLE (951) 688-9012
CITY OF RIV. WATER OPERATIONS EMERGENCIES... (951) 688-9012

OTHERS

RIVERSIDE PUBLIC WORKS DEPARTMENT (951) 826-5341
R.F. DICKSON STREET SWEEPING (800) 841-7994
WESTERN WASTE (951) 737-0343
RIVERSIDE DIAL-A-RIDE (SUPERVISOR) (951) 275-9620
US POSTAL SERVICE (951) 737-0451
RIVERSIDE UNIFIED SCHOOL DISTRICT (951) 788-7134
RIVERSIDE TRANSIT AGENCY (951) 684-0850

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OF STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENTS CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ACTUAL THICKNESS OF BASE MATERIAL TO BE DETERMINED BY THE SOILS TEST AND RECOMMENDED BY THE SOILS ENGINEER. R-VALUES, SAND EQUIVALENTS, AND STRUCTURAL SECTION OF STREETS SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR APPROVAL UPON COMPLETION OF ROUGH GRADING.

CARE SHOULD BE TAKEN TO PREVENT GRADED DITCHES AND SWALES FROM UNDERMINING STREET IMPROVEMENTS. UPON INSPECTION OF THE SITE, THE CITY ENGINEER MAY REQUIRE TEMPORARY GUNITE SWALES ENTERING OR LEAVING IMPROVEMENTS.

CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SHEET INDEX:

DESC.	NO.
TITLE SHEET	1
POLK STREET STA: 10+00.00-18+10.00	2
POLK STREET STA: 18+10.00-25+50.00	3

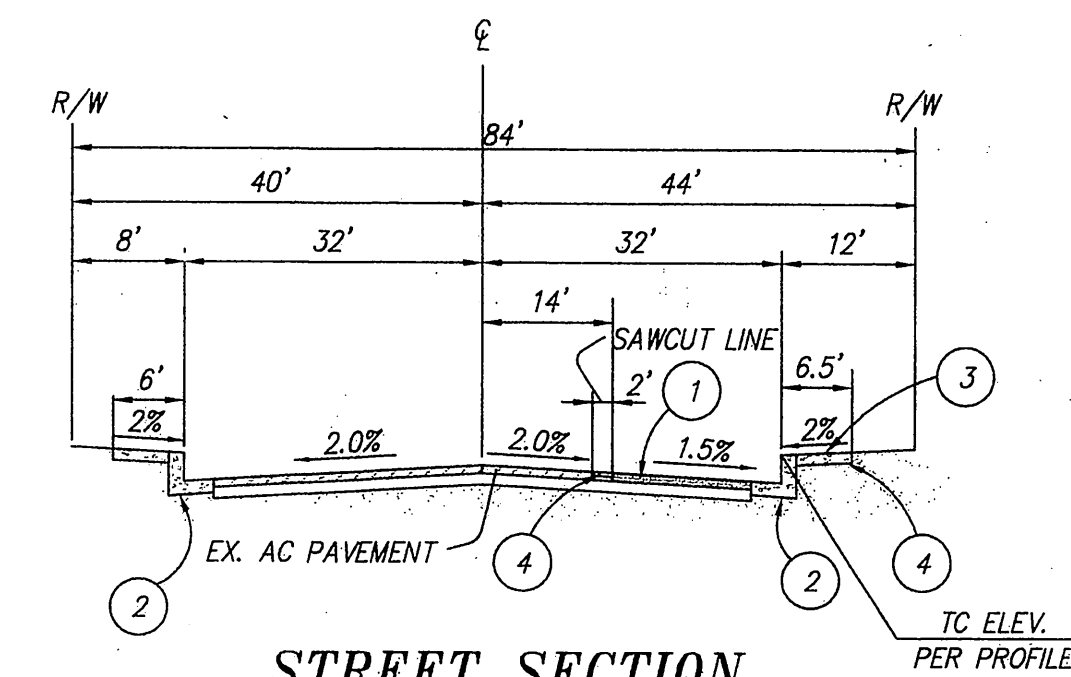
CONSTRUCTION NOTES:

1. CONSTRUCT "A.C. OVER" A.B. PER GEOTECHNICAL RECOMMENDATION. 21,262 S.F.
2. CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I. 1,367 L.F.
3. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325. 3,983 S.F.
4. SAWCUT REMOVE EXISTING ASPHALT PAVING 2,669 S.F.
5. CONSTRUCT HANDICAPPED RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE III. 8 EA.
6. CONSTRUCT 10' WIDE CROSS GUTTER & SPANDREL PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220. 2873 S.F.

QUANTITIES

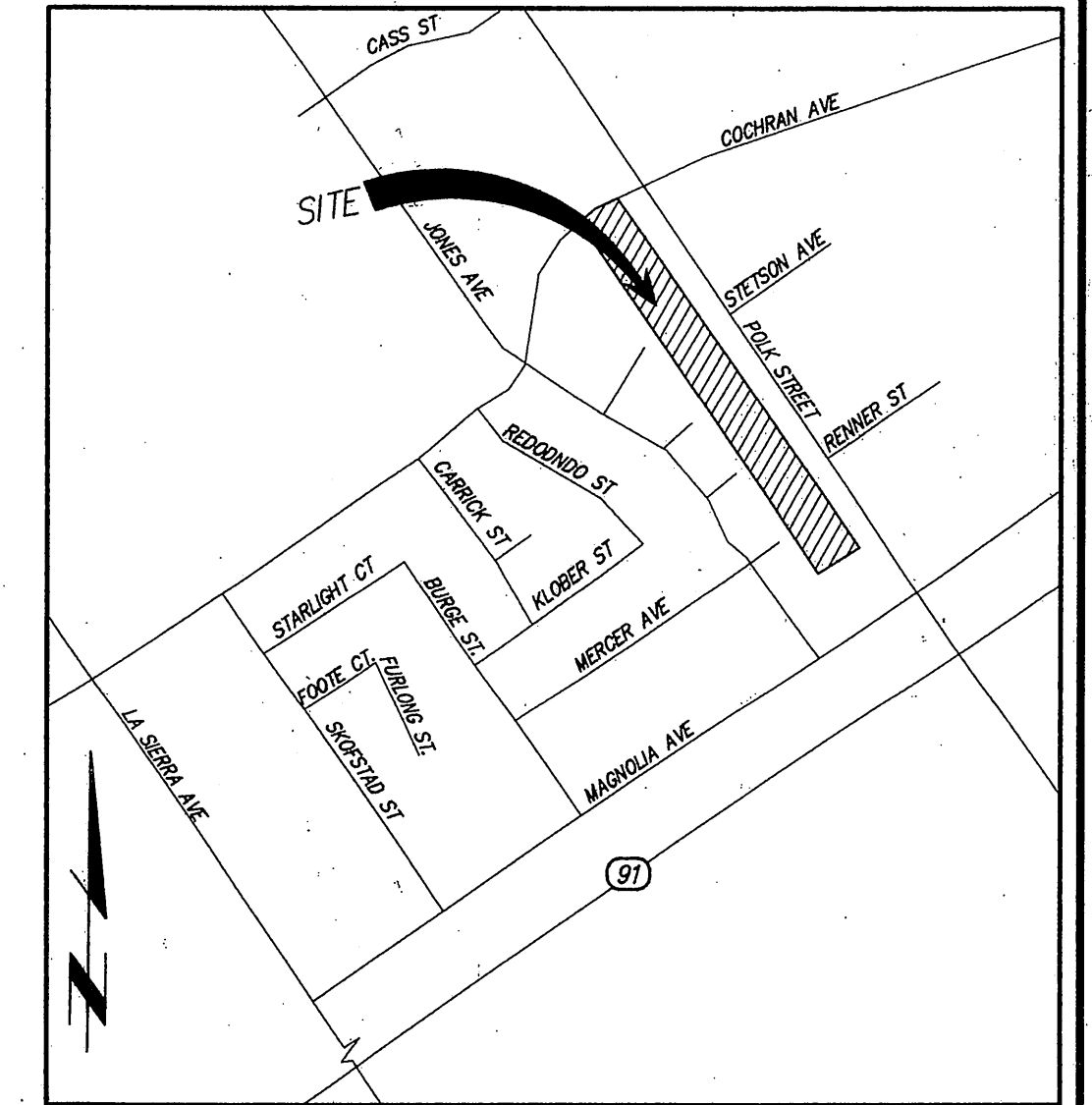
LEGEND

F.L. FLOW LINE
F.G. FINISHED GRADE
F.S. FINISH SURFACE ELEVATION
P.E. PAD ELEVATION
F.F. FINISH FLOOR ELEVATION
G.F.F. GARAGE FINISH FLOOR ELEVATION
T.W. TOP OF WALL ELEVATION
T.F. TOP OF FOOTING ELEVATION
T.G. TOP OF GRADE ELEVATION
INV. INVERT OF PIPE ELEVATION
T.C. TOP OF CURB ELEVATION
LIP LIP ELEVATION OF CURB OR GUTTER



STREET SECTION POLK STREET

NOT TO SCALE



VICINITY MAP

THOMAS GUIDE - PAGE 714, E7 (2000 EDITION)
NOT TO SCALE

SITE DATA:

APN: 143-300-002, 143-300-003, 143-300-004
APN: 143-300-005, 143-300-006, 143-300-008
GROSS: 5.94 ACRES
TOTAL AREA OF DISTURBANCE: 5.84 ACRES

OWNER/DEVELOPER

RYLAND HOMES
1250 CORONA POINTE COURT
CORONA, CA 92879
PH: (951) 273-3473
CONTACT: JEFF ROBERSON

ENGINEER

IW CONSULTING ENGINEERS, INC.
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
PH: (951) 687-2929 FAX: (951) 687-2999
CONTACT: ANDREW WALCKER

SOILS ENGINEER & GEOLOGIST

LOR GEOTECHNICAL
6121 QUAIL VALLEY COURT
RIVERSIDE, CA 92507
PH: (951) 653-1760 FAX: (951) 653-1741
CONTACT: JOHN LOHR

ZONING AND LAND USE

EXISTING LAND USE: VACANT
EXISTING ZONING: R-1-65
PROPOSED LAND USE: TOWN HOMES
PROPOSED ZONING: R-3-20

LEGAL DESCRIPTION

PARCEL 2 OF P.M. 23301, P.M.B. 152, PAGES 32 AND 33, O.R.R.C. TOGETHER WITH PORTIONS OF LOTS 4 THRU 6, 10 AND 12 IN BLOCK 17, LOT 3 IN BLOCK 51 AND LOTS 4 AND 5 IN BLOCK 54, ALL OF LA SIERRA GARDENS, M.B. 11, PAGE 42 THRU 50, O.R.R.C. SEE DOCUMENT FOR MORE PARTICULARS.

SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

SOURCE OF TOPOGRAPHY

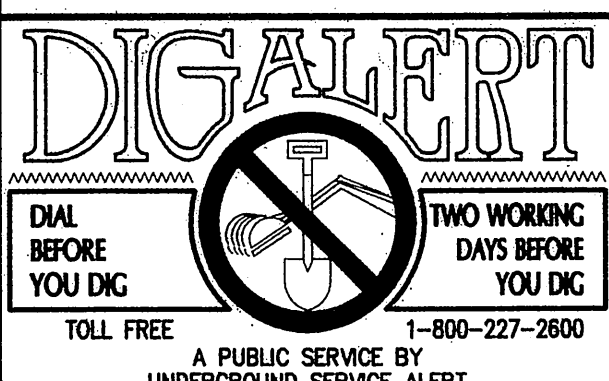
DAWSON SURVEY, INC.
1332 VILLA STREET
RIVERSIDE, CA 92507
PH: (951) 682-3286
FAX: (951) 682-3281

OVERHEAD POWER FACILITIES SHALL BE RELOCATED BY CITY OF RIVERSIDE AT DEVELOPER'S EXPENSE. CONTACT RIVERSIDE PUBLIC UTILITIES 90 DAYS IN ADVANCE OF CONSTRUCTION TO OBTAIN APPROVED STREET LIGHT AND ELECTRIC PLANS.

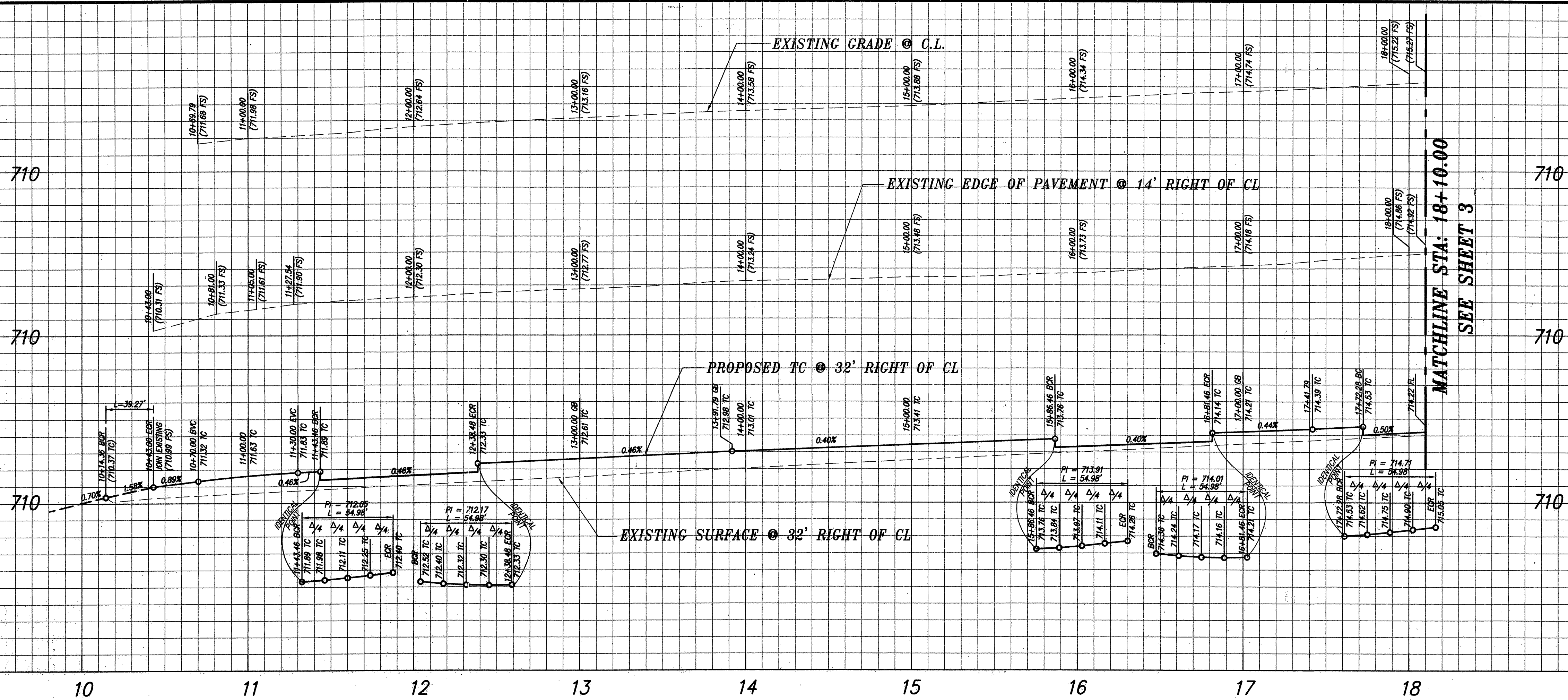
CONTACT: VANID BAZEL, P.E.
PH. NO. (951) 826-5830
3900 MAIN ST. 4TH FLOOR
RIVERSIDE CA, 92522.

MAR 17 2005

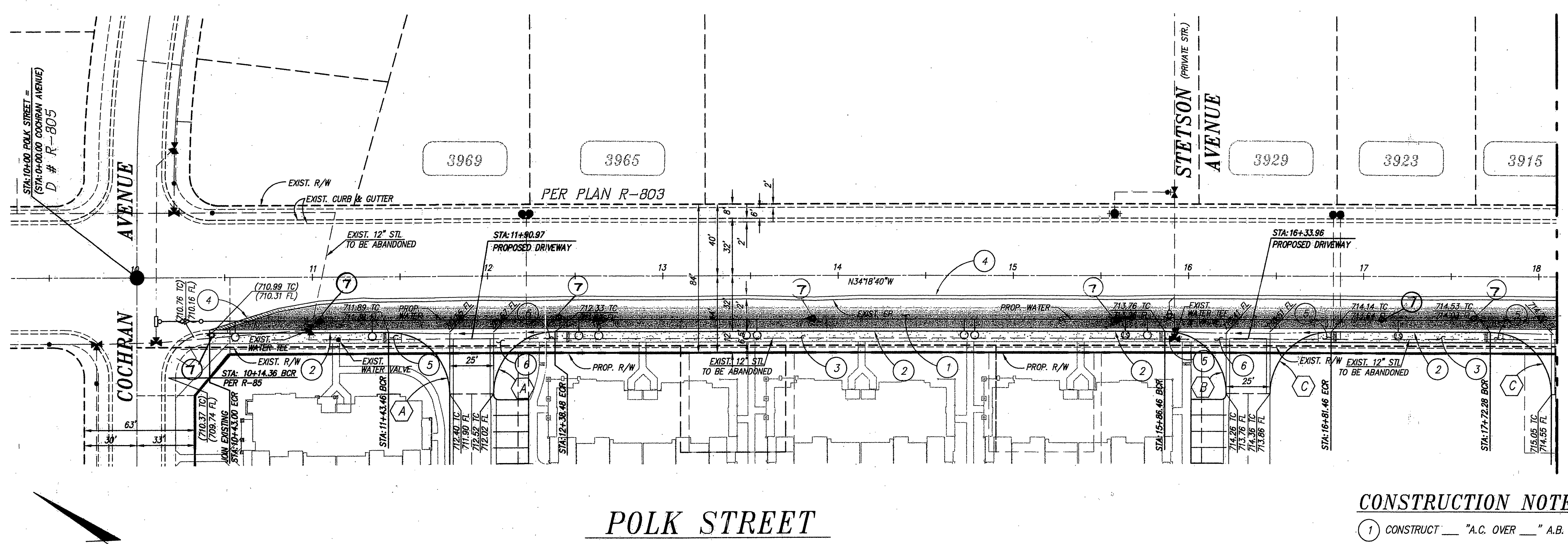
DEPT. OF PUBLIC WORKS
W01#8330335282



PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	BENCHMARK: CITY OF RIVERSIDE F3-R3 P.K. NAIL AND CITY ENGINEER TAG IN THE WESTERLY CURB OF POLK STREET, 40 FEET SOUTHERLY OF THE CENTERLINE OF COCHRAN AVENUE. ELEV. - 710.956	CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND APPROVED BY: <i>Vanid Bazel</i> 12/1/05 ELECTRIC ENGINEERING	CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT APPROVED BY: <i>MW MBL</i> 12/1/05 WATER ENGINEERING	CIVIL No. 60874 Exp. 12/31/06 CIVIL	CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007 IW Consulting Engineers, Inc. • Civil Engineering • Surveying • Land Planning 3544 University Avenue Riverside, CA 92501 Tel: 951.687.2929 Fax: 951.687.2999	PREPARED BY: <i>John</i> R.C.E. NO. 60874 DATE: 12/1/05	CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: <i>John</i> BY: <i>John</i> DATE: 12/1/05 PRINCIPAL ENGINEER STREET SERVICES TRAFFIC DIVISION	CITY OF RIVERSIDE STREET IMPROVEMENT PLANS TRACT NO. 32533 POLK STREET WESTERLY SIDE, FROM COCHRAN AVENUE TO 1400' SOUTHERLY. HORIZ. SCALE: 1" = 40' VERT. SCALE: N/A	PW 05-0759 R-3898 SHEET 1 OF 4 JN. 292.001
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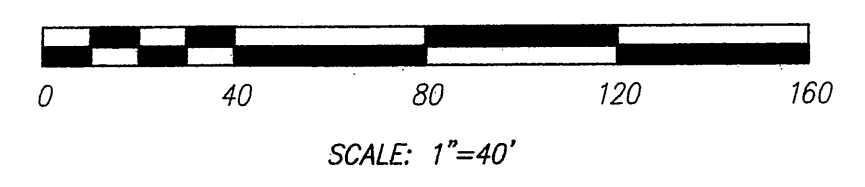
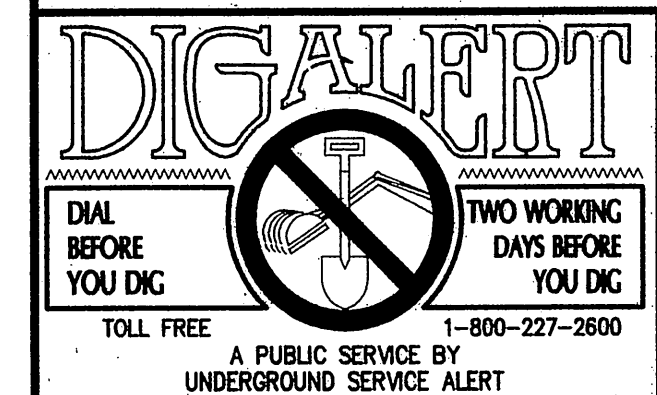


PROFILE SCALE
 HORZ: 1" = 40'
 VERT: 1" = 4'



CURVE DATA TABLE				
CURVE	RAD	LENGTH	DELTA	TAN
(A)	35.00'	55.00'	90°01'43"	35.02'
(B)	35.00'	55.45'	90°46'13"	35.47'
(C)	35.00'	54.98'	90°00'00"	35.00'

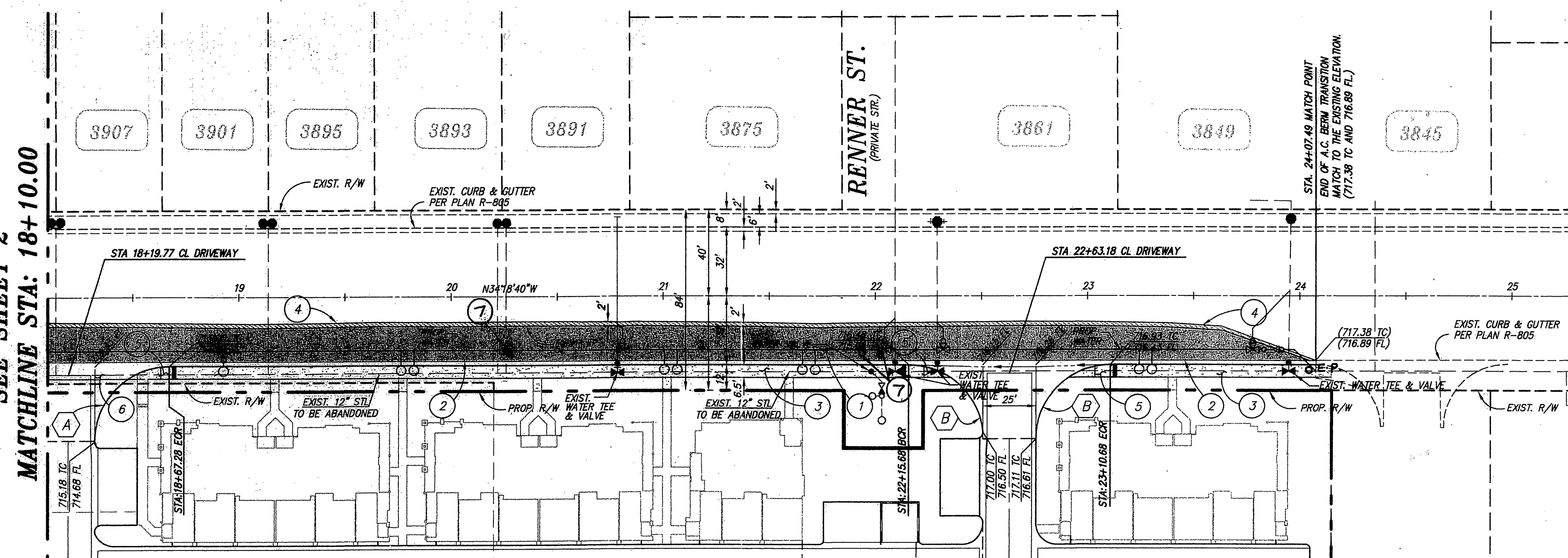
- CONSTRUCTION NOTES:**
1. CONSTRUCT "A.C. OVER" A.B. PER GEOTECHNICAL RECOMMENDATION.
 2. CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I.
 3. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
 4. SAWCUT REMOVE EXISTING ASPHALT PAVING
 5. CONSTRUCT HANDICAPPED RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE III.
 6. CONSTRUCT 10' WIDE CROSS GUTTER & SPANDREL PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220.
 7. REMOVE AND RELOCATE EXIST. ELECTRIC POLE.



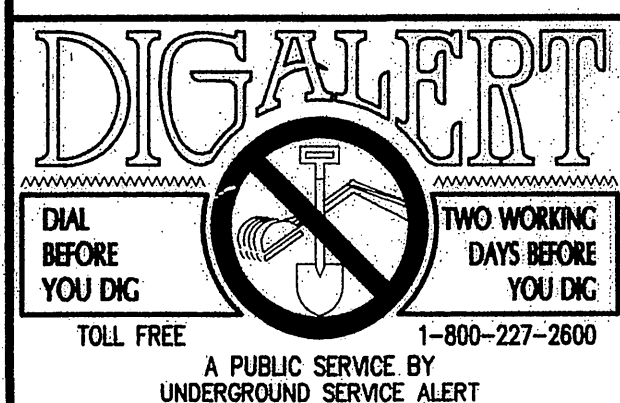
<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>BENCHMARK: CITY OF RIVERSIDE F3-R3 P.K. NAIL AND CITY ENGINEER TAG IN THE WESTERLY CURB OF POLK STREET, 40 FEET SOUTHERLY OF THE CENTERLINE OF COCHRAN AVENUE. ELEV. - 710.956</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 12/1/05</p>	<p>CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 12/1/05</p>	<p>REGISTERED PROFESSIONAL ENGINEER FREDY IRIAN No. 60874 Exp. 12/31/06 CIVIL STATE OF CALIFORNIA</p>	<p>CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007</p> <p>IW Consulting Engineers, Inc. • Civil Engineering • Surveying • Land Planning 3544 University Avenue Tel: 951.687.2929 Riverside, CA 92501 Fax: 951.687.2999</p> <p>PREPARED BY: <i>[Signature]</i> R.C.E. NO. 60874 DATE: 12/1/05</p>	<p>MARK REVISIONS APPR. DATE DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____</p>	<p>CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 12/1/05 PRINCIPAL ENGINEER: <i>[Signature]</i> STREET SERVICES: <i>[Signature]</i> TRAFFIC DIVISION: <i>[Signature]</i></p>	<p>CITY OF RIVERSIDE STREET IMPROVEMENT PLANS TRACT NO. 32533 POLK STREET STA: 10+00 THRU 18+10</p> <p>HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'</p> <p>RECEIVED MAR 17 2006 DEPT. OF PUBLIC WORKS WDID#833C335282 PW 05-0759 R-3898 SHEET 2 OF 4 JN. 292.001</p>
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SEE SHEET 2
MATCHLINE STA: 18+10.00

SEE SHEET 2
MATCHLINE STA: 18+10.00



SCALE: 1"=40'



PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK:

CITY OF RIVERSIDE

F3-R3

P.K. NAIL AND CITY ENGINEER TAG IN THE WESTERLY CURB OF POLK STREET, 40 FEET SOUTHERLY OF THE CENTERLINE OF COCHRAN AVENUE.

ELEV. - 710.956

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND

APPROVED BY

ELECTRIC ENGINEERING

12/1/05

12/1/05

APPROVED BY

WATER ENGINEERING

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT

APPROVED BY

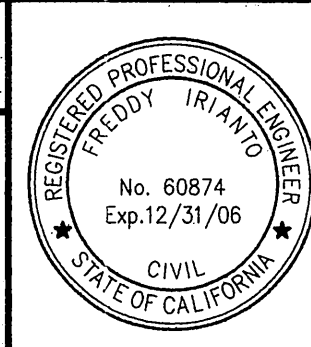
WATER ENGINEERING

12/1/05

12/1/05

APPROVED BY

WATER ENGINEERING



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2007

IW Consulting Engineers, Inc.

Civil Engineering

Surveying

Land Planning

3544 University Avenue Tel: 951.687.2929

Riverside, CA 92501 Fax: 951.687.2999

PREPARED BY

12/1/05

R.C.E. NO.

60874

DATE

12/1/05

MARK

DESIGNED BY

DRAWN BY

CHECKED BY

REVISIONS

APPR.

DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY

PRINCIPAL ENGINEER

STREET SERVICES

TRAFFIC DIVISION

DATE 12/13/05

CURVE DATA TABLE				
CURVE	RAD	LENGTH	DELTA	TAN
(A)	35.00'	54.98'	90°00'00"	35.00'
(B)	35.00'	51.69'	84°37'14"	32.86'

CONSTRUCTION NOTES:

1. CONSTRUCT "A.C. OVER" A.B. PER GEOTECHNICAL RECOMMENDATION.
2. CONSTRUCT 6" CURB & GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING NO. 200, TYPE I.
3. CONSTRUCT CURB SIDEWALK PER CITY OF RIVERSIDE STANDARD DRAWING NO. 325.
4. SAWCUT REMOVE EXISTING ASPHALT PAVING
5. CONSTRUCT HANDICAPPED RAMP PER CITY OF RIVERSIDE STANDARD DRAWING NO. 304, TYPE III.
6. CONSTRUCT 10' WIDE CROSS GUTTER & SPANDREL PER CITY OF RIVERSIDE STANDARD DRAWING NO. 220.
7. REMOVE AND RELOCATE EXIST. ELECTRIC POLE

PROFILE SCALE

HORZ: 1" = 40'

VERT: 1" = 4'

RECEIVED

MAR 17 2006

DEPT. OF PUBLIC WORKS
WDID#833C335282

PW 05-0759

CITY OF RIVERSIDE STREET IMPROVEMENT PLANS

TRACT NO. 32533

POLK STREET

STA: 18+10 THRU 25+50

HORIZ. SCALE: 1" = 40'

VERT. SCALE: 1" = 4'

R-3898

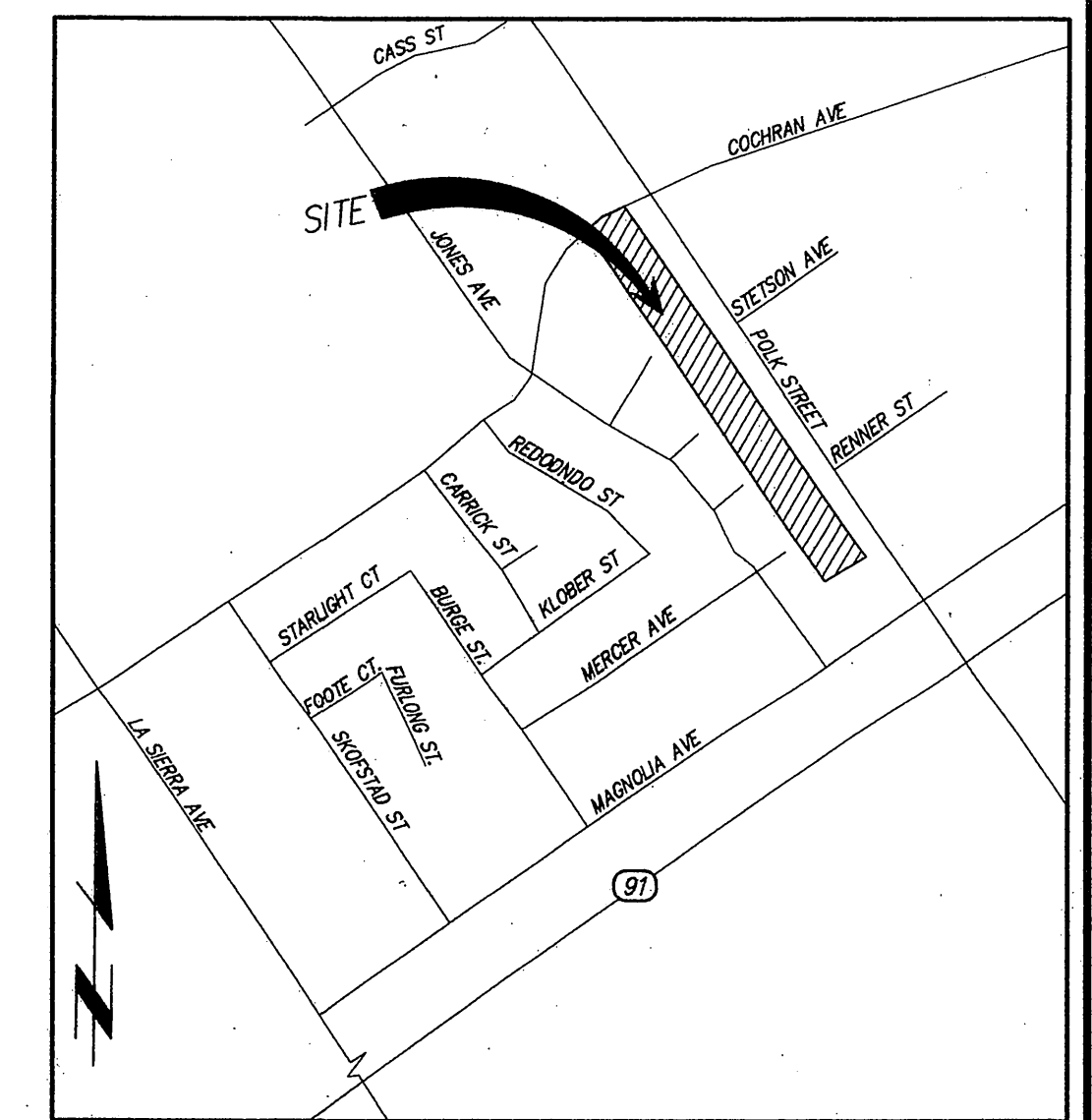
SHEET 3 OF 4

JN. 292.001

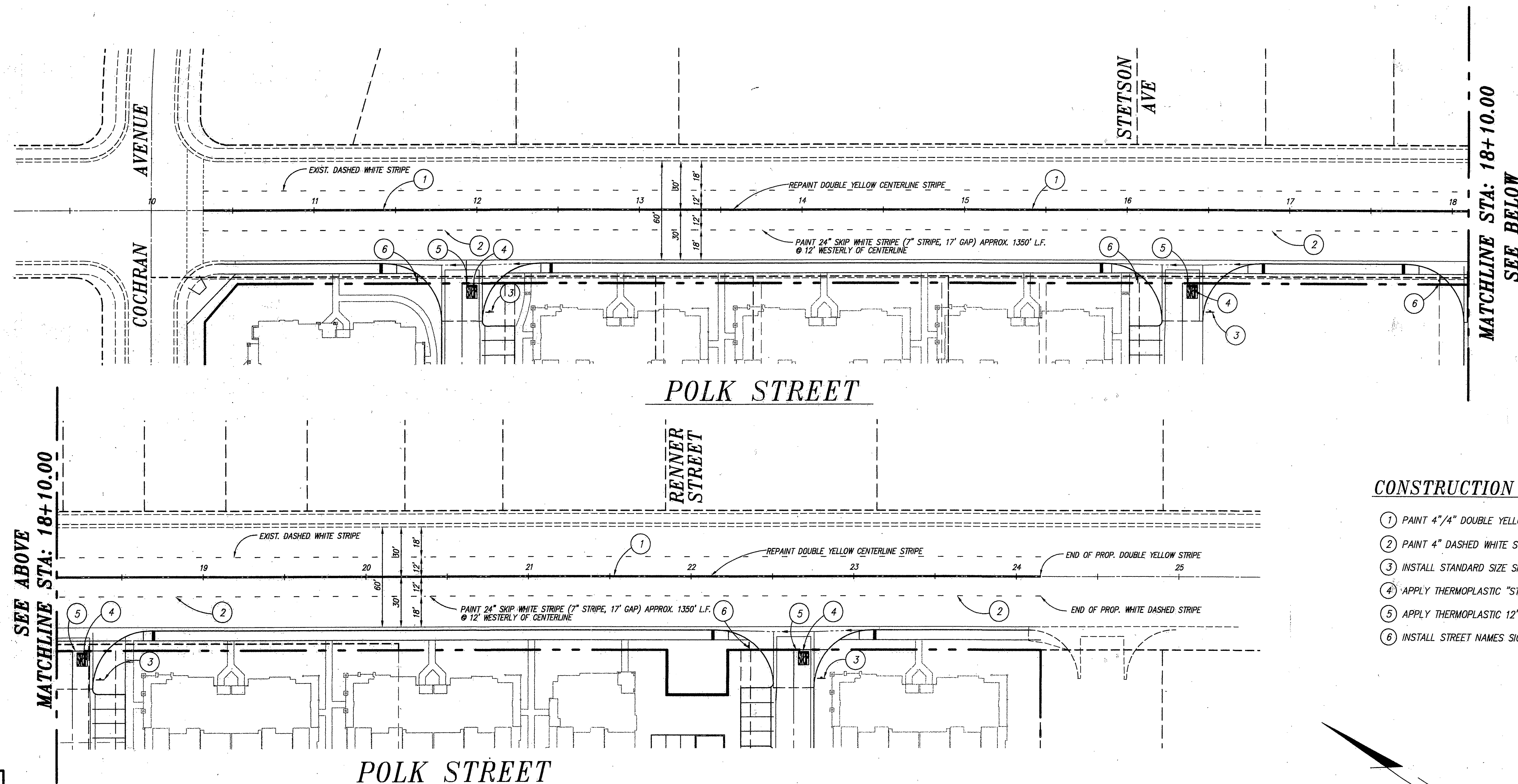
SIGNING GENERAL NOTES

1. TRAFFIC STRIPES, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS PER CALTRANS TRAFFIC MANUAL STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION.
2. ALL SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED ON PLANS. SIGNS SHALL BE INSTALLED ON 4"x4" WOOD POSTS WITH ANCHOR BLOCKS UNLESS OTHERWISE NOTED ON THE PLAN.
3. ALL STRIPES, SIGNS, AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED. STENCILS FOR PAVEMENT MAKING SHALL BE MATCH COUNTY FEDERAL METRIC STANDARD STENCILS EXACTLY. ALL STRIPING AND MARKING DETAILS SHALL MATCH CALTRANS STANDARD PLANS DETAILS.
4. ALL CONFLICTING STRIPES AND PAVEMENT MARKINGS SHALL BE REMOVED BY SANDBLASTING OR GRINDING. CONFLICTING SIGNS AND RAISED PAVEMENT MARKERS SHALL BE REMOVED. ALL REMOVALS OF SIGNS AND MARKINGS SHALL BE RESPONSIBILITY OF THE DEVELOPER OR APPLICANT.
5. PAINTED TRAFFIC STRIPES AND PAINTED PAVEMENT MARKINGS (IF ALLOWED) SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS SHALL BE APPLIED IN THERMOPLASTIC FORMAT UNLESS APPROVED OTHERWISE.
6. ALL REMOVED SIGNS SHALL BE SALVAGED AND DELIVERED TO THE COUNTY YARD AS DIRECTED BY COUNTY INSPECTOR ON THE JOB SITE.
7. THE CITY INSTALLS SIGNS, AND PAINTED LINES. INSTALLATION OF SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH APPROVED PLAN WITH ALL INCURRED COST BORNE BY THE DEVELOPER/APPLICANT. THE COUNTY RESERVES THE RIGHT TO REQUIRE ALL WORK TO BE DONE BY CONTRACTOR.
8. RAISED PAVEMENT MARKERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STRIPING DETAILS SHOWN ON THE SIGNING AND STRIPING PLAN. INSTALLATION SHALL BE COMPLETE WITHIN SEVEN WORKING DAYS OF ROADWAY STRIPING. RAISED PAVEMENT MARKERS ARE TO BE INSTALLED ON ROADWAYS WITH "EXPRESSWAY" OR "ARTERIAL" CLASSIFICATION ONLY.

CITY OF RIVERSIDE SIGNING AND STRIPING PLAN TRACT NO. 32533

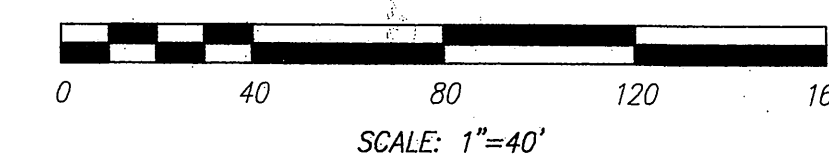


VICINITY MAP
THOMAS GUIDE - PAGE 714, E7 (2000 EDITION)
NOT TO SCALE



CONSTRUCTION NOTES:

1. PAINT 4"x4" DOUBLE YELLOW STRIPE PER CALTRANS STD. PLAN NO. A20 A, DETAIL 21 1,546 LF
2. PAINT 4" DASHED WHITE STRIPE PER CALTRANS STD. PLAN NO. A20 A, DETAIL 8 1,383 LF
3. INSTALL STANDARD SIZE SIGN AS INDICATED PER CALTRANS TRAFFIC MANUAL, CHAPTER 4 4 EA.
4. APPLY THERMOPLASTIC "STOP" LEGEND PER CALTRANS STD. PLAN NO. A24 D 4 EA.
5. APPLY THERMOPLASTIC 12" SOLID WHITE STRIPE PER CALTRANS STD. PLAN NO. A24 E 4 EA.
6. INSTALL STREET NAMES SIGN PER CITY OF RIVERSIDE STANDARD 4 EA.



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SHEET 4 OF 4

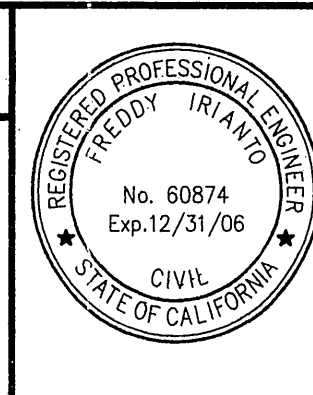
JN. 292.001

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK:
CITY OF RIVERSIDE
F3-R3
P.K. NAIL AND CITY ENGINEER TAG IN THE WESTERLY CURB OF POLK STREET, 40FEET SOUTHERLY OF THE CENTERLINE OF COCHRAN AVENUE.
ELEV. - 710.956

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT-ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY
ELECTRIC ENGINEERING
12/5/05

CITY OF RIVERSIDE PUBLIC UTILITIES WATER DEPARTMENT
APPROVED BY
WATER ENGINEERING
12/1/05



CITY BUSINESS CERTIFICATE NO. 106198, EXP. 1/1/2006
IW Consulting Engineers, Inc.
Civil Engineering
Surveying
Land Planning
3544 University Avenue
Riverside, CA 92501
Tel: 951.687.2929
Fax: 951.687.2999
PREPARED BY: [Signature]
R.C.E. NO. 60874
DATE: 12/1/05

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER	[Signature]	12/1/05	[Signature]
STREET SERVICES			CITY ENGINEER
TRAFFIC DIVISION	[Signature]	12/1/05	DATE

CITY OF RIVERSIDE
SIGNING AND STRIPING PLAN
TRACT NO. 32533
POLK STREET
HORIZ. SCALE: 1"= 40'
VERT. SCALE: N/A